Davidson County DEEDWARR
Recvd: 08/08/01 13:33 2pgs
Fees:13.00 Taxes:1350.50
20010808-0085394

Prepared by:
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
Tr11,1931?

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Billy Joe Walker, Jr. 914 Battery Lane Nashville, TN 37215	ABN AMRO Mortgage Group, Inc. 2600 W. Big Beaver Road Troy, MI 48084	132-9-111 OH 8595

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jay Darnell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy Joe Walker, Jr. and wife, Virginia Claire Walker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of the westerly 160 feet of Lot Number 25, on the Plan of Oak Hill Subdivision, Section One, of record in Book 547, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

SAID part of Lot No. 25 fronts 160.00 feet on the northerly side of Battery Lane and runs back 464.8 feet, more or less, on the westerly line a 463.3 feet more or less, on the easterly line to a line in the rear which measures 160.00 feet thereon.

Being the same property conveyed to Jay Darnell by Quit Claim Deed of record in Book 11185, Page 413, Register's Office for Davidson County, Tennessee.

Kay Lea Darnell, spouse of Jay Darnell, joins in this conveyance for the express purpose of conveying any and all of her, right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantee(s).

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 914 Battery Lane Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 30th day of July, 2001

Jay Darnell

Kay Lea Darnell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Jay Darnell and wife, Kay Lea Darnell

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 30th day of July, 2001

My Commission expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSO

Personally appeared before me , in his/her capacity as Attorney in Fact for , with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 30th day of July, 2001

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 365,000.00

Affiant

Subscribed and sworn to before me this 30th day of July, 2001

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.